



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		BEAVER POND RD, LINCOLN

OWNERSHIP

Owner 1:	PARKS TR STACEY A
Owner 2:	
Owner 3:	BEAVER POND REALTY TRUST
Street 1:	26 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	TANG ERIC -
Owner 2:	TANG DOREEN -
Street 1:	22 ANTHEM CREEK CIRCLE
Twn/City:	HENDERSON
St/Prov:	NV Cntry
Postal:	89052

NARRATIVE DESCRIPTION

This Parcel contains 8.6 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1954, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	2	LIGHT

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	11.19	1.000	R6									895,200						895,200	
101	ONE FAM		4.623		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									138,690						138,700	
101	ONE FAM		2.14		ACRES	UNDEV	0.2	0	30,000.	0.200	R6									12,840						12,800	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	496,100		8.600	1,046,700	1,542,800		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: 205.13		/Parcel: 205.13	Land Unit Type:	
							Insp Date
							04/27/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	496,100	0	8.6	1,046,700	1,542,800	1,542,800	Year End Roll	9/28/2017
2017	101	FV	487,200	0	8.6	1,046,700	1,533,900	1,533,900	Year End Roll	9/29/2016
2016	101	FV	473,300	0	8.6	1,020,300	1,493,600	1,493,600	Year End Roll	1/14/2016
2015	101	FV	460,300	0	8.6	956,300	1,416,600	1,416,600	Year End	10/2/2014
2014	101	FV	425,500	0	8.6	943,500	1,369,000	1,369,000	Year End Roll	1/23/2014
2013	101	FV	416,800	0	8.6	919,500	1,336,300	1,336,300	Year End Roll	10/25/2012
2012	101	FV	416,800	0	8.6	1,111,500	1,528,300	1,528,300	Year End	1/26/2012
2011	101	FV	439,700	0	8.6	1,218,700	1,658,400	1,658,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TANG ERIC,	54495-158		4/2/2010	CHD>SALE	1250000	No	No			
NANCY J. COONS	16841-543		3/17/1986		500000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2017	MEAS/EXT INS	4	JG
6/25/2008	MEAS/EXT INS	25	D ERSKINE
6/24/2008	MEAS+INSPCTD	100	B MORGAN
10/13/2001	M&L EXTERIOR	613	M COLE
9/21/1995	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	26	- WOOD
Sec Wall:		%
Roof Struct:	4	- FLAT
Roof Cover:	4	- TAR+GRAVEL
Color:		
View / Desir:		

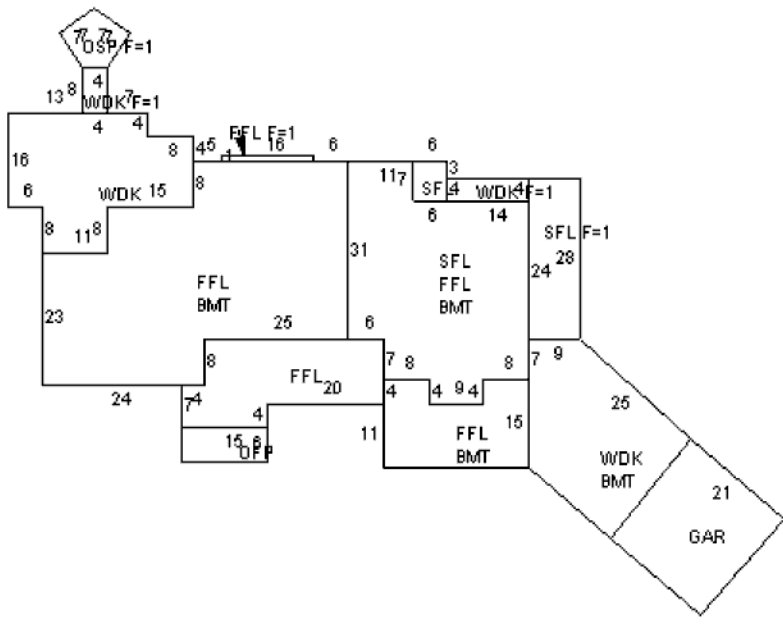
BATH FEATURES

Full Bath:	3	Rating: AVERAGE
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: AVERAGE
A HBth:		Rating:
OthrFix:	7	Rating: AVERAGE

COMMENTS

3.5 BATHS + 1 XTRA FIXT .

SKETCH



GENERAL INFORMATION

Grade:	B+	- GOOD (+)
Year Blt:	1954	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact:
Const Mod:		
Lump Sum Adj:		

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals												

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	1986

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	4	1
Totals			
1	11	4	1

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	1 - DRYWALL	
Sec Int Wall:		%
Partition:	E - EXTNSIVE	
Prim Floors:	4 - CARPET	
Sec Floors:	3 - HARDWOOD	25%
Bsmnt Flr:		

DEPRECIATION

Phys Cond:	FR - Fair	45%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		45%

CALC SUMMARY

Basic \$ / SQ:	91.00
Size Adj.:	0.87774110
Const Adj.:	0.95475000
Adj \$ / SQ:	76.260
Other Features:	71632
Grade Factor:	1.53
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	901995
Depreciation:	405898
Depreciated Total:	496097

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 1984240.591
Juris. Factor:				Val/Su Fin: 65.96
Special Features:	0			Val/Su Net: 49.17
Final Total:	496100			Val/Su SzAd: 105.62

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	3,530	34.320	121,139
FFL	1ST FLOOR	3,371	76.260	257,073
SFL	2ND FLOOR	1,326	76.260	101,121
WDK	WOOD DECK	1,244	15.400	19,152
GAR	GARAGE	457	36.000	16,452
OFFP	OPEN PORCH	90	15.000	1,350
OSP	SCRN PORCH	72	22.500	1,620
Net Sketched Area:		10,090	Total:	517,907
Size Ad	4697	Gross Area	10090	FinArea 7521

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	F	0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

151 37 0

IMAGE

